101.0	0005	0004.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	*ARLINGTON*	APPRAISED:	801,800 / 801,800
					USE VALUE:	801,800 / 801,800
					ASSESSED:	801,800 / 801,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		TOMAHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAMPBELL PATRICIA
Owner 2:	
Owner 3:	
Street 1:	31 TOMAHAWK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CAMPBELL PAUL R & BONNIE C -
Owner 2:	-
Street 1:	31 TOMAHAWK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,174 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1960, having primarily Vinyl Exterior and 2156 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8174.000	336,100		465,700	801,800
Total Card	0.188	336,100		465,700	801,800
Total Parcel	0.188	336,100		465,700	801,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.89 | /Parcel: 371.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	65155
GIS Ref	
GIS Ref	
Insp Date	08/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0005-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	336,100	0	8,174.	465,700	801,800	801,800	Year End Roll	12/18/2019
2019	101	FV	280,100	0	8,174.	465,700	745,800	745,800	Year End Roll	1/3/2019
2018	101	FV	279,500	0	8,174.	399,100	678,600	678,600	Year End Roll	12/20/2017
2017	101	FV	279,500	0	8,174.	372,500	652,000	652,000	Year End Roll	1/3/2017
2016	101	FV	279,500	0	8,174.	319,300	598,800	598,800	Year End	1/4/2016
2015	101	FV	252,300	0	8,174.	286,000	538,300	538,300	Year End Roll	12/11/2014
2014	101	FV	252,300	0	8,174.	264,800	517,100	517,100	Year End Roll	12/16/2013
2013	101	FV	252,300	0	8,174.	252,500	504,800	504,800		12/13/2012

!8092!

PRINT

Date	Time
12/10/20	22:40:44

LAST REV

Date	Time
08/29/18	11:39:42
apro	
8092	

USER DEFINED

Prior Id # 1:	65155
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMPBELL PAUL R	64784-145		1/12/2015	Family	350,000	No	No		
	17157-185		7/1/1986		290,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/1997	498	Manual	4,000					REROOF
4/11/1994	109		2,500					REMODEL KIT CEILIN

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	MEAS&NOTICE	CC	Chris C
2/10/2009	Meas/Inspect	189	PATRIOT
11/16/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Measured	256	PATRIOT
7/30/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8174		Sq. Ft.	Site		0	70.	0.81	4									465,652						465,700	

Total AC/HA:	0.18765	Total SF/SM:	8174	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	465,652	Spl Credit		Total:	465,700				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	126.968
Other Features:	111257
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	456692
Depreciation:	120567
Depreciated Total:	336125

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1		HB	1			

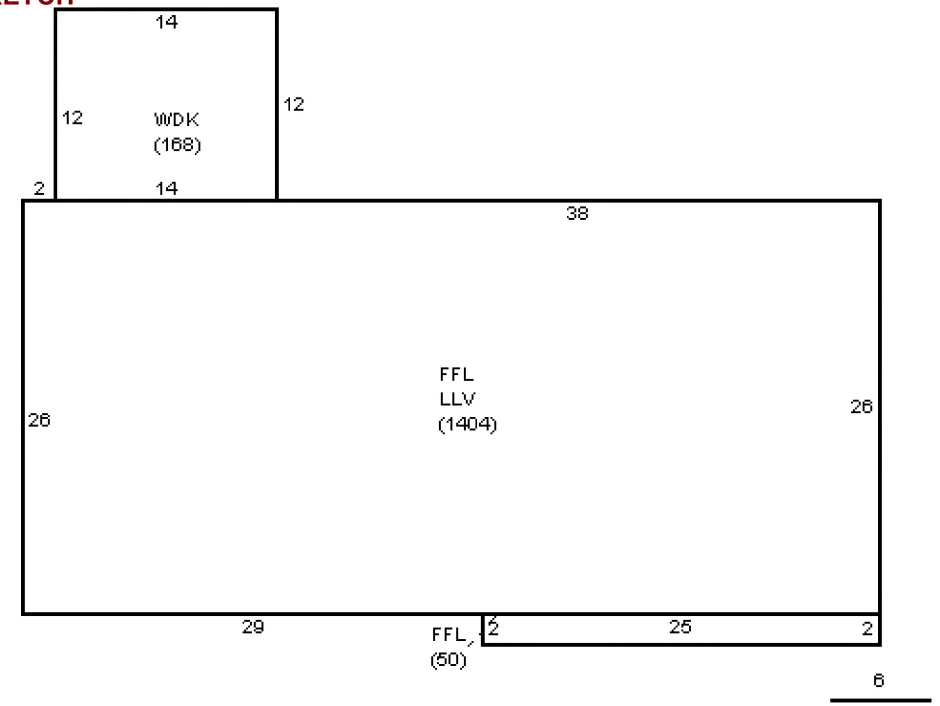
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,454	126.970	184,611
LLV	Lower Level	1,404	83.560	117,319
WDK	Deck	168	11.830	1,988
	Net Sketched Area:	3,026	Total:	303,918
Size Ad	1454	Gross Are	3026	FinArea 2156

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	139.66
Special Features:	0	Val/Su Net:	111.07
Final Total:	336100	Val/Su SzAd	231.16

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0005-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	